PRELIMINARY ASSESSMENT EQUIVALENT REPORT
CELOTEX SITE
WILMINGTON, WILL COUNTY, ILLINOIS
TDD: S05-9611-013
PAN: 6B132TSIXX
CERCLIS ID: ILD981961634

September 11, 1998

Prepared for:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
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1. Introduction

The Ecology and Environment, Inc. (E & E), Superfund Technical Assessment and Response Team (START) has been tasked by the United States Environmental Protection Agency (U.S. EPA) to complete a Preliminary Assessment (PA) Equivalent Report for the Celotex site under Technical Direction Document (TDD) S05-9611-013. The PA Equivalent Report is based on information and data from two Site Assessment Reports prepared by E & E, and information provided by E & E, U.S. EPA, and other personnel involved in the site assessment. Additional details of the site assessment, including photodocumentation and validated analytical results, are available in the U.S. EPA Region 5 site file.

2. Site Description

The Celotex site is located at the northwest corner of Kankakee Street and Chicago Street in Wilmington, Will County, Illinois (Appendix A). The geographic coordinates for the site are latitude 41°18'46" N and longitude 88°08'95.5" W. The Celotex facility was constructed in the late-1950s, and was used for the production of roofing materials and as a paper mill. Celotex ceased operations in the early-1980s. The Celotex site is bordered on the north by the Forked Creek and on the west by the Kankakee River. The site is approximately 6 acres in size. Site features include five steel buildings (designated building #1 through building #5), two concrete wastewater clarifiers, and three asphalt waste piles approximately 30,000 cubic yards (yd^3) in total volume. Building #1 contains approximately 25 drums and asbestos-containing material (ACM). Wastes stored in 10 of the drums exhibited Resource Conservation and Recovery Act (RCRA) hazardous waste characteristics of corrosivity and ignitability. ACM was also found in building #2, stored in bags located on the floor. Contamination is evident in and around the two water bodies as a result of the large asphalt landfill bordering the two surface water bodies. The site topography indicates runoff patterns heading towards the Kankakee River and the Forked Creek. The buildings are in fair to poor condition, with crumbling walls and deteriorated roofs. A chain-link fence partially surrounds the site, but the public can easily access the site through an unsecured gate and numerous holes in the exterior of the building (Appendix B). There has been evidence of trespassers at the site, primarily gang activity based on graffiti found on site.

The nearest surface water bodies are the Forked Creek and the Kankakee River, which border the Celotex site. There are approximately 166 households with 455 persons living within a 1-mile radius of the Celotex site (Appendix C). Residents of Wilmington (approximately 5,000 people) receive drinking water from surface water intakes located in the Kankakee River (Appendix D).

3. Previous Assessment and Removal Activities

After numerous complaints by the residents of Wilmington concerning the condition of the site facility, an inspection of the facility was conducted in 1994 by an unnamed party. The inspection documented the presence of approximately twenty-five 55-gallon drums at the site. Some of the drums were leaking unknown materials and had a "solvent odor". The site owner was cited for numerous violations regarding illegal dumping at the site and storage of suspected hazardous waste materials. No apparent actions resulted from these citations following the 1994 inspection.

On September 26, 1997, U.S. EPA On-Scene Coordinators (OSCs) Keith Lesniak and Sam Borries and START members Brendan McLennan and Nabil Fayoumi conducted a site assessment at the Celotex site. Initial air monitoring by START indicated no levels above background for any of the measured parameters. Building #1 had been used for storage by the City of Wilmington, and contained the 25 drums associated with the site. Buildings #2, #3, and #4 contained miscellaneous debris, including insulation suspected of containing asbestos. A section of Building #3 was used as a workshop by a local artist. Building #5 was being used for storage by a local trucking firm. A landfill containing approximately 30,000 yd^3 of asphalt materials was located in the northwestern section of the site, adjacent to the Kankakee River and the Forked Creek. Bundles of asphalt shingles were also observed half-buried along the bank of the Forked Creek. In all, over 1,000 feet of frontage along the river and creek banks were lined with asphalt materials. An oil sheen was observed on the creek's surface, adjacent to the asphalt material. Another landfill, approximately 40 acres in size, is located off site and north of the Forked Creek, but is also owned by the owners of the Celotex site. This landfill was not included in the site investigation.

Seventeen drum samples were collected in Building #1, and four insulation samples were collected from Buildings #1 and #2. The drum samples were analyzed for volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), RCRA metals, F-listed solvents, pH, and flash point. The insulation samples were analyzed for asbestos. The drum

samples indicated hazardous waste characteristics of corrosivity and ignitability, and asbestos was detected in the four asbestos samples. On December 11, 1997, U.S. EPA OSC Fred Bartman and START member John Nordine returned to site to collect additional samples of the asphalt and insulation suspected to contain ACM from the basement of Building #1. The tar samples were analyzed for polynuclear aromatic hydrocarbons (PAHs), PCBs, and RCRA metals, and the insulation samples were analyzed for asbestos content. Elevated levels of RCRA metals were detected in the tar samples.

On February 17, 1998, U.S. EPA and START returned to site to collect additional samples of asphalt from the landfill along the river and creek, and sediment samples along Forked Creek and the Kankakee River. Two asphalt and six sediment samples were collected and analyzed for asbestos, PAHs, and total petroleum hydrocarbons (TPHs). The analytical results indicated the presence of TPHs in the asphalt and sediment samples (Appendix E). The U.S. EPA Removal Section has plans for a removal action to address threats caused by the drums and ACM at the Celotex site (Appendix F).

4. Migration and Exposure Pathway Factors and Targets

This section describes the four migration pathways and targets associated with the Celotex site. Section 4.1 discusses the groundwater migration pathway; Section 4.2 discusses the surface water migration pathway; Section 4.3 discusses the soil exposure pathway; and Section 4.4 discusses the air migration pathway.

4.1 Groundwater Migration Pathway

Groundwater contamination was not observed during the U.S. EPA site assessments conducted at the Celotex site. However, a comprehensive hydrogeologic study has not been performed at the site and groundwater samples have not been collected. Groundwater is not used as a source of drinking water in the site area.

4.2 Surface Water Migration Pathway

The Forked Creek and the Kankakee River border the site to the north and west of the site, respectively. The drums containing hazardous substances are housed in a building with a deteriorated roof and broken windows. Migration of contaminants is restricted by 30,000 yd^3 of asphalt material that form a barrier along approximately 1,000 feet of frontage along the Forked Creek and Kankakee River banks. Drinking water for the residents of Wilmington is supplied by water supply intakes located in the Kankakee River approximately 450 feet downstream (north) of the site. No surface water samples have been collected. The potential for surface water contamination exists due to the contaminants detected in sediment and tar samples collected from the banks of the Kankakee River and Forked Creek. Analytical results from these samples indicated the presence of TPHs, arsenic, barium, cadmium, chromium and lead.

The Kankakee River is used for recreational fishing. Studies conducted by the Illinois Department of Natural Resources (Appendix G) in 1993 indicated that fish populations in the river do not contain elevated levels of contaminants, including petroleum hydrocarbons.

4.3 Soil Exposure Migration Pathway

The Celotex site is partially surrounded by a fence, but access can be gained through an unsecured gate. Approximately 455 people live within a 1-mile radius of the site. No schools or daycare facilities are located within 200 feet of the site. Analytical results from tar samples collected from the landfill indicated the presence of arsenic, barium, cadmium, chromium, lead, and TPHs in the asphalt. There is the potential for the contaminants in asphalt to leach into the soil, causing further contamination because the landfill is not lined. Analytical results from the drum samples indicated the presence of RCRA hazardous wastes (ignitable and corrosive materials). Trespassers on the site may potentially come in contact with these hazardous wastes. Trespassers enter the site on a fairly regular basis, as evidenced by graffiti left in many places on the site. There is also a local artist who uses a portion of Building #3 for his workshop.

4.4 Air Migration Pathway

Comprehensive ambient air monitoring was conducted during the U.S. EPA site assessments. No concentrations above background levels were observed for any of the parameters measured. Laboratory analysis indicated that the liquids of one drum (sample D-13) contained VOCs. Asbestos was documented in several locations at the Celotex site. Most of the ACM located on site is either bagged or in parts of the buildings which are not directly open to the atmosphere. However, the remaining ACM in Building #3 has the potential to become airborne because it is lying loose on the floor and could potentially migrate off site during periods of high winds.

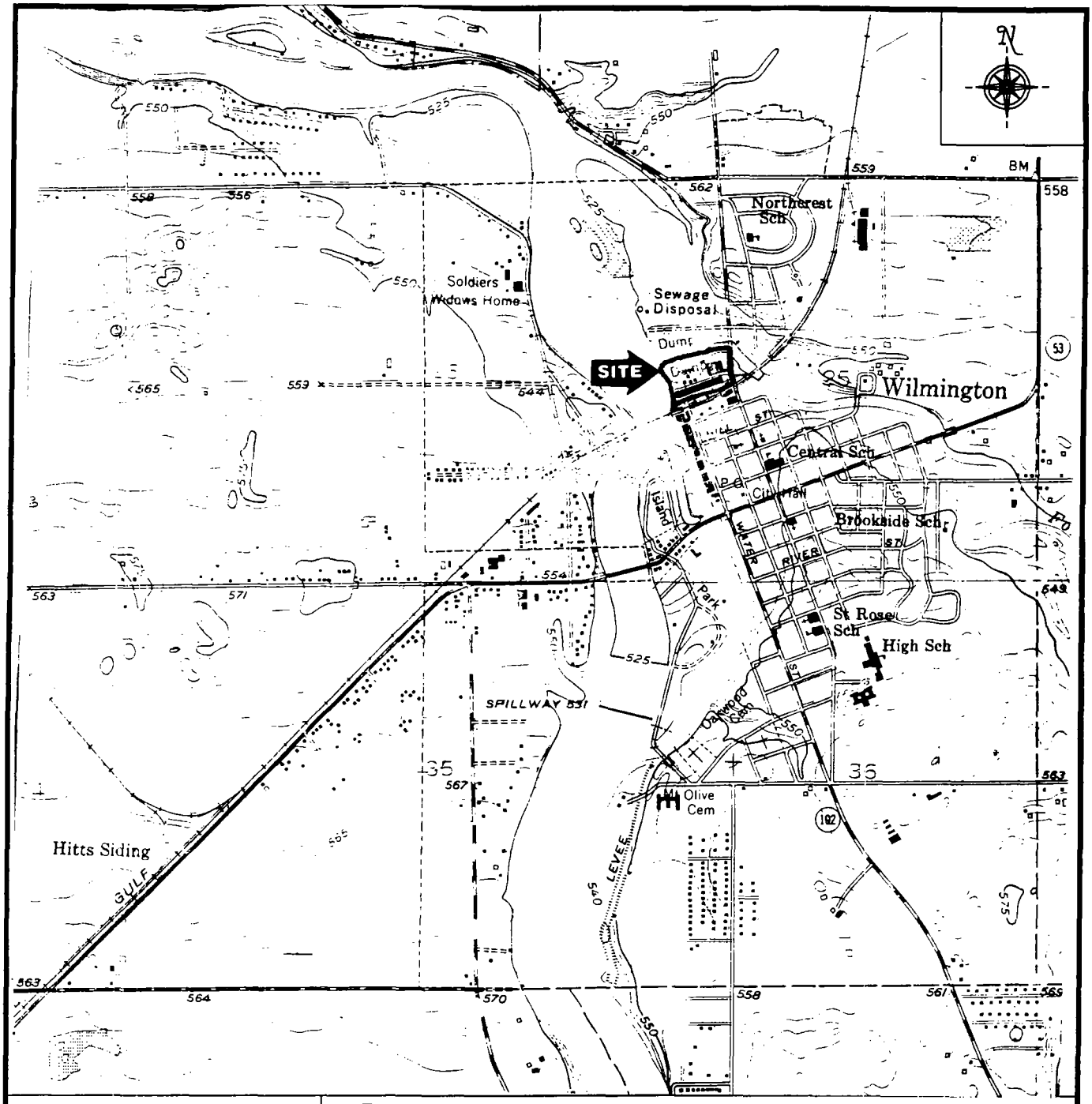
5. Summary

The Celotex site is a former paper mill and roofing materials manufacturer in Wilmington, Will County, Illinois. Site investigations were performed by U.S. EPA and START in 1997 and 1998. Analyses of samples collected during these investigations revealed the presence of liquids with RCRA hazardous waste characteristics of corrosivity and ignitability in 10 of the 25 55-gallon drums located on site. Approximately 40 yd^3 of ACM and 30,000 yd^3 of asphalt wastes were also found on site. The U.S. EPA Removal Section has future plans for a removal action at the site to address the drums and ACM.

Appendix A

Site Location Map

Source: Ecology and Environment, Inc., June 11, 1998, *Site Assessment Report for Celotex Site,* Wilmington, Will County, Illinois.



Quadrangle location

ecology and environment, inc.

Region 5 - Superfund Technical Assessment And Response Team
33 North Dearborn Street, Chicago, Illinois 60602

TITLE	Site Location Map		FIGURE 2-1
SITE	Celotex		SCALE 1:24,000
CITY	Wilmington	STATE Illinois	TDD S05-9802-002
SOURCE	U.S.G.S. 7.5 minute series Topographical Map Wilmington, Illinois Quadrangle		DATE 1954
			REVISED 1973

Appendix B

START Site Assessment Report (January 31, 1998)